



Town of Wenham
Wenham Issues of Social Service Housing
Meeting of Tuesday, May 1, 2007 ~ 3:30 PM
Recreation Building, School Street

Present: Susan Harnisch, Chair; Don Killam; Pat Purdy; Don Luxton; Susan Carp; Jack Hauck; Cal Perkins; Ann Mulry- Shaw; Sue Bannon; Tom Tanous (3:53 PM) Margaret Scoglio (4:03 PM)
Also Present: Catherine Tinsley, Secretary; Peter Hersee, Selectmen

Abbreviations used:

WISSH - Wenham Issues of Social Service Housing
H/W – Hamilton / Wenham

Public information provided:
Agenda

Ms. Harnisch called the meeting to order at 3:33 p.m.

Minutes

Mr. Luxton made a motion to accept the WISSH minutes of April 4, 2007 as written. Mr. Killam seconded.

An edit was made at the suggestion of Mr. Hauck.

Voting in favor: Susan Harnisch, Chair; Don Killam; Pat Purdy; Don Luxton; Susan Carp; Jack Hauck; Cal Perkins; Ann Mulry- Shaw; Sue Bannon;

Opposed: None

Abstained: Mr. Hersee

MOTION CARRIED

Susan Harnisch - WISSH Coordinator

Ms. Harnisch reported the following:

- ❖ WISSH Account balance: \$25,931.74
- ❖ One requests for assistance:
 - Case No 216-2007 for \$500 for utilities - approved by Don Luxton and Margaret Scoglio
- ❖ WISSH grant proposals were sent to The Rotary Club and the H/W Business Council

A voluntary donation which residents may include with their property taxes for Scholarships, Elderly & Disabled; or the Schools was briefly discussed. The Committee questioned if any of the money was available to WISSH. The Committee requested information regarding this policy

Affordable Housing

The Committee talked about the senior housing Windover is building on Main Street called The Boulders. Mr. Killam gave the Committee an update from the recent Planning Board Meeting with Windover and Habitat for Humanity, saying that in order to get occupancy permits, Windover has proposed putting \$703,000.00 in escrow to purchase the National Grid property on Route 97 which abuts Wenham Lake to satisfy their agreement to supply affordable housing to the town in lieu of including the three units in the

Boulders development; a small portion of the land will be set aside for Habitat for Humanity to build three units sharing one septic.

The Planning Board voted to continue negotiating this proposal.

In order for the Conservation Commission to release the property for sale, the new plantings on the fly ash clean-up site must take hold for a year. Mr. Killam noted that the plantings done last year did not take hold, most likely because of the flooding rains. The earliest this property could be available for purchase is a year. He went on to say that Habitat for humanity expects to build one house a year, citing that the homes are built by volunteers, primarily on weekends.

Ms. Harnisch reported that since the last meeting, she has been told that WISSH can not designate the HUD money to help first time buyers.

The Committee discussed giving the 2006, 2007, and 2008 HUD money (\$21,000.00) to Habitat for Humanity.

It was noted that Habitat for Humanity will own the deed on the house lots if they build homes on the Route 97 property.

The committee noted the following concerns:

- The many years before the homes will be completed
- That the lottery for the homes would give preference to (Wenham) residents, or relatives of residents or town employees
- The homes will remain as affordable housing if sold

Mr. Hersee noted that there are currently no formal agreements in place with Windover.

Mr. Tanous explained that after the Conservation Commission releases the land to National Grid, a Town Meeting must vote to buy the land, and accept the gift of money in lieu of affordable units and enter into an agreement with Habitat for Humanity to build three homes.

The Committee requested a copy of the recent Planning Board minutes.

The Committee then entered into a discussion on what to do with the North Shore Home Consortium money. It was noted that the money will be returned if they do not use it or designate it by August. The WISSH Committee needs to make a recommendation to the BOS to accept the HUD money.

It was suggested that the money be given to Habitat for Humanity.

It was questioned if the money is donated to Habitat for Humanity, it can be designated to be used in Wenham if homes are built.

A representative from Habitat from Humanity will be invited to attend the next WISSH meeting in June.

Mr. Hauck made a motion to rescind the motion made at the April 21, 2007 emergency meeting that HUD money be used for first time (home) buyers. Ms. Harnisch seconded.

Voting in favor: Susan Harnisch; Don Killam; Pat Purdy; Don Luxton; Susan Carp; Jack Hauck; Cal Perkins; Ann Mulry- Shaw; Sue Bannon; Tom Tanous; Margaret Scoglio

Opposed: None

MOTION CARRIED

4:28 pm - Mr. Luxton made a motion to adjourn and it was unanimous to do so.

~The next WISSH meeting is Tuesday, June 5, 2007 at 3:30 p.m.~